



Deans Properties

Deans Solicitors and Estate Agents LLP



**1/3 Boroughloch
Newington, EH8 9NL**



SECOND FLOOR FLAT

- Living Room
- Dining Kitchen
- Four Bedrooms
- Study
- Bathroom
- Shower Room
- Gas Central Heating
- On-Street Permit Parking
- EPC Rating – C



Located in a quiet cul-de-sac setting and with views over the Meadows, this beautifully presented second floor flat forms part of a distinctive 'B' Listed traditional building situated in the sought after area of Newington. The property is close to a variety of excellent amenities, Edinburgh University, a stones throw from The Meadows and easy access to the City Centre. In move-in condition, the generously proportioned accommodation which has been upgraded throughout by the present owners retains many fine period features and comprises; secure entry phone system, welcoming hallway, attractive living room with two recessed windows providing excellent natural light, feature fireplace and sanded floor, stylish dining kitchen, four delightful double bedrooms, study, family bathroom with separate shower enclosure and modern shower room. The property benefits from gas central heating and on-street permit parking. Included in the sale are fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer and dishwasher. All appliances included above are sold as seen with no warranty provided.

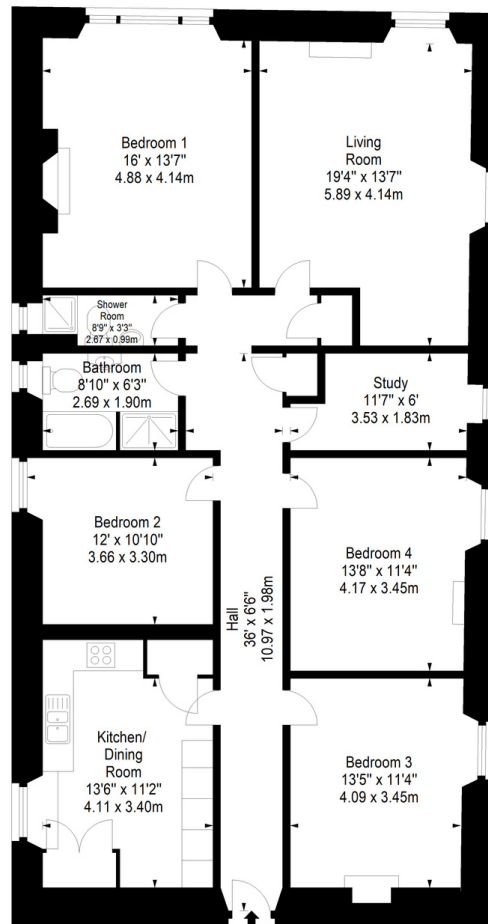




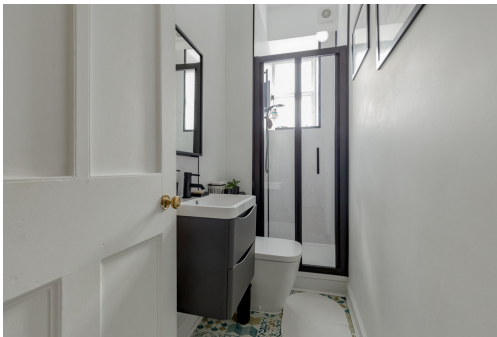
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Approx. Gross Internal Area
1541 Sq Ft - 143.16 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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